

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	399 St Georges Road, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$870,000	&	\$950,000

Median sale price

Median price \$1,200,000	Hou	use X	Unit		Sul	burb Thornbury
Period - From 01/07/2016	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 33 Austral Av PRESTON 3072 \$860,000 07/03/2017 2 66 Rennie St THORNBURY 3071 \$918,000 25/03/2017 3 60 Miller St PRESTON 3072 \$952,000 06/04/2017

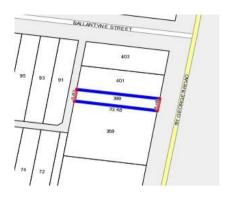
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$950,000 **Median House Price** Year ending June 2017: \$1,200,000

Comparable Properties



33 Austral Av PRESTON 3072 (REI/VG)

-- 3





Price: \$860,000

Method: Sold Before Auction

Date: 07/03/2017

Rooms: -

Property Type: House (Res) Land Size: 342 sqm approx

Agent Comments



66 Rennie St THORNBURY 3071 (REI/VG)

1 3





Price: \$918,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 368 sqm approx

Agent Comments



60 Miller St PRESTON 3072 (REI)





Price: \$952,000

Method: Sold Before Auction

Date: 06/04/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9486 1800 | F: 03 9482 2759





Generated: 02/08/2017 15:15